

004.A

0008

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

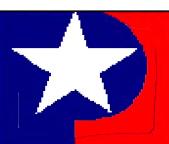
583,400 / 583,400

USE VALUE:

583,400 / 583,400

ASSESSED:

583,400 / 583,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68-70		VARNUM ST, ARLINGTON

OWNERSHIP

Owner 1:	PITTS CHURCHILL & LEBOW AMY	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	70 VARNUM ST		
Street 2:			

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	PITTS CHURCHILL & LEBOW AMY -
Owner 2:	LEBOW KENNETH D & KAREN B -
Street 1:	68-70 VARNUM ST UNIT #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily

Wood Shingle Exterior and 1201 Square Feet, with 1 Unit, 1

Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8006															G10	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	583,400			583,400		310117
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 004.A-0008-0002.0			
St/Prov:		Cntry		Own Occ:		Date		Notes		Date		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	583,400	0	.	.	583,400		Year end	12/23/2021		
2021	102	FV	566,600	0	.	.	566,600		Year End Roll	12/10/2020		
2020	102	FV	558,100	0	.	.	558,100	558,100	Year End Roll	12/18/2019		
2019	102	FV	566,700	0	.	.	566,700	566,700	Year End Roll	1/3/2019		
2018	102	FV	501,100	0	.	.	501,100	501,100	Year End Roll	12/20/2017		
2017	102	FV	456,800	0	.	.	456,800	456,800	Year End Roll	1/3/2017		
2016	102	FV	456,800	0	.	.	456,800	456,800	Year End	1/4/2016		
2015	102	FV	415,200	0	.	.	415,200	415,200	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
PITTS CHURCHILL	56033-547		12/10/2010	Family			1	No	No						
MELLO LUIZ/TORR	51020-540		4/11/2008			420,000	No	No							

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
8/9/2021	USPS								MM	Mary M						
5/10/2018	Measured								DGM	D Mann						
4/15/2009	Inspected								372	PATRIOT						
1/5/2009	NEW CONDO								BR	B Rossignol						

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:																			
Sty Ht: 2A - 2 Sty +Attic		3/4 Bath:	Rating:	A 3QBth:	Rating:																			
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																			
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																				
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid Desc: Line 1 # Units 1																			
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Sec Wall:	%	A Kits:	Rating:	Other																				
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																				
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																				
Color: GREEN					Lvl 1																			
View / Desir:					Lower																			
GENERAL INFORMATION				CONDOS INFORMATION			Totals RMS: 5 BRS: 2 Baths: 1 HB																	
Grade: C - Average																								
Year Blt: 1923	Eff Yr Blt:																							
Alt LUC:	Alt %:																							
Jurisdict: G10	Fact: .																							
Const Mod:																								
Lump Sum Adj:																								
INTERIOR INFORMATION				DEPRECIATION			REMODELING												RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL																
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	5	2																	
Sec Int Wall:	%	Economic:	%	Additions:																				
Partition: T - Typical		Special:	%	Kitchen:																				
Prim Floors: 3 - Hardwood		Override:	%	Baths:																				
Sec Floors:	%	Total: 4.6 %		Plumbing:																				
Bsmt Flr: 12 - Concrete				Electric:																				
Subfloor:				Heating:																				
Bsmt Gar:				General:																				
Electric: 3 - Typical				Totals																				
Insulation: 2 - Typical				1	5	2																		
Int vs Ext: S																								
Heat Fuel: 2 - Gas																								
Heat Type: 1 - Forced H/Air																								
# Heat Sys: 1																								
% Heated: 100	% AC: 100																							
Solar HW: NO	Central Vac: NO																							
% Com Wal	% Sprinkled																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 004.A-0008-0002.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:															Total:				
IMAGE																				AssessPro Patriot Properties, Inc				
																								